



Thomas E. Dugan, Chair

CALVERT COUNTY HISTORIC DISTRICT COMMISSION

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Board of Commissioners

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Calvert County Historic District Commission

Summary of Actions

April 10, 2019

MEMBERS PRESENT: Thomas Dugan, Chairperson
William Bass, Vice Chair
Scott Montgomery, Secretary
Robert Evans
Cynthia Fehr
Michael Kent

MEMBERS ABSENT: Timothy Davis

STAFF PRESENT: Kirsti Uunila
Felicia Harrod

GUESTS: Michael Benson and Jennifer Jackson

1. **Meeting Called To Order:** Mr. Dugan called the regular HDC meeting to order at 4:35 p.m. in the Planning & Zoning Conference Room, Suite 300 in the Calvert County Services Plaza, Prince Frederick, Maryland under the authority of Chapter 57 of the Calvert County Code and the Land Use Article of the Maryland State Code. He indicated that all members are qualified and resumes are on file with the county. He announced his name and position on the board. The attending HDC members and staff announced their names and positions.
2. **Review and Action on the March 13, 2019 Meeting Minutes:**
 - A. **March 13, 2019 Minutes:** The HDC reviewed the Minutes of the March 13, 2019 Meeting. Mr. Bass **MOVED** that the HDC **APPROVE** the March 13, 2019 Minutes as Written. Ms. Fehr **SECONDED** the MOTION. The **MOTION** passed unanimously.
3. **HAWP & Historic District Review Updates:**
 - A. **Old Field Inn – HAWP 2019-04 Permit Application – (CT-746/HD 84-04) – Michael Benson:** Michael Benson, owner, has applied to the Historic District Commission for a Historic Area Work Permit Application to construct a patio for outdoor seating at the Old Field Inn Historic District. The owner of the restaurant Heritage 485, Michael Benson, came before the HDC with a proposal to construct a garden patio on the north side of the Old Field Inn Historic District.

April 10, 2019 – First Presentation to the HDC:
HAWP 2019-04: Michael Benson, owner, has applied to the Historic District Commission for a Historic Area Work Permit to construct a patio for outdoor seating at the Old Field Inn Historic District.

The subject property is located at 485 Main Street, in Prince Frederick, Maryland, is shown on the Tax Assessor's Map 24 as Parcel 831, and is zoned as Historic District Overlay. The property was designated a Calvert County Historic District by the Calvert County Board of County Commissioners by a County Resolution in 1984 under case number HD 84-04.

Ms. Fehr **MOVED** that the Historic District Commission makes the following findings of fact and conclusions pursuant to Article IV., Sections 57-13.C. and M. of the Calvert County Code, Chapter 57, Historic Districts, and in the Calvert County, Maryland Historic District Design Guidelines, and based upon testimony and evidence presented; specifically:

That the applicant for HAWP 2019-04 has demonstrated, through testimony and exhibits that proposed alteration of the Historic District for installation of a patio, stairs, and retaining wall be **APPROVED** within the Old Field Inn Historic District for the following reasons:

– **57-13: Items requiring historic area work permits.**

- **57-13.C.** – New construction or any enlargement, modification or alteration of the exterior of an existing building, structure or object which requires a Calvert County building permit.
- **57-13.M.** – Any other act which does not constitute ordinary maintenance but which modifies, alters or otherwise affects the exterior features of a historic site or historic resource within an Historic District.
- Staff finds that the proposed patio is generally compatible with the existing resource for the following reasons:
 1. The patio projects from a secondary façade and will be largely screened from view;
 2. The stairs from the porch will be painted to match the porch and house;
 3. The retaining wall is a low feature and in time will be softened if not obscured by plantings;
 4. The existing plantings, while not historic in their own right, will be protected during construction and replanted in the garden around the patio.
 5. If the patio, stairs, and retaining wall were to be removed in the future, the integrity of the historic structure and setting would be unimpaired.

Mr. Bass **SECONDED** the Motion. The Motion passed by a unanimous vote.

Mr. Bass **AMENDED** the Motion by further adding:

- The Historic District Commission recommend approval based on the criteria of the Historic District, *Secretary of the Interior's Standards for Rehabilitation* #10 and in the Calvert County, Maryland Historic District Design Guidelines, for New Features and Accessory on Plantings and Patios, Decks and Other New Features.
 - **Standard #10:** New additions or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.
 - **Plantings:**
 - Protecting existing plantings to be retained during restoration or developing of the new landscape design.
 - **Patios, Decks and Other New Features:**
 - The design of new patios, decks, and other new features should be compatible with the form, scale, proportions, materials and details of the principal building.

7. **New Business – Items for Action/Discussion: None to Report**
8. **Updates on On-Going Projects: None to Report**
9. **Staff Report:** Ms. Uunila presented a verbal report of her activities to Members. She also introduced Jennifer Jackson to the HDC and announced that she will be a staff member to the HDC in Ms. Harrod's absence.
10. **Reports:**
 - A. **Chairman's Report:** Mr. Dugan informed Members of his discussion with the Clevenger's about designating their field as a Historic District. The HDC elected to hold the Lower Marlboro Freedom Day on Saturday, October 5, 2019.
 - B. **Secretary's Report: None to Report**
11. **Members' Matters:**
 - Mr. Evans** –Updated Members on the status of the Locust Inn property, which was once designated as a Historic District, and is still vacant land.
 - Ms. Fehr** – Shared with the Members her recent travel to Egypt. She also shared an article posted in the Friday, May 29 edition in The Calvert Recorder entitled, "Kent Gives Oral Histories of Black Calvert."
12. **Public Comment: None to Report**
13. **Adjourn:** Mr. Bass **MOVED** to adjourn the meeting at 5:55 pm. Ms. Fehr **SECONDED** the **MOTION**. The HDC **VOTED** to adjourn the meeting by a unanimous vote.

Respectfully Submitted,



Felicia R. Harrod
HDC Administrative Aide

- Locating new patios, decks, and other new features so that the existing significant visual and spatial characteristics of the historic resource are maintained.
- Locating new patios decks, and other new features so that significant viewsheds are maintained or enhanced.

Mr. Kent **SECONDED** the Amendment. The Motion passed by a unanimous vote.

- B. Cedar Hill – TC 2019-01 Final Tax Credit Application – (CT-35/HD 92-01) – Tom Wolfrum:** The applicant, Tom Wolfrum, submitted a TC Final Tax Credit Application for the repair of the tobacco barn within the Cedar Hill Historic District.

April 10, 2019 – First Presentation to the HDC:

Final TC 2019-01: Tom Wolfrum has applied to the Historic District Commission for a Historic Preservation Final Tax Credit Application for HDC review of the work performed to the tobacco barn within the Cedar Hill Historic District.

The subject property is located at 455 Barstow Road in Prince Frederick, Maryland, is shown on the Tax Assessor's Map 23 as Parcel 131 and is zoned as Historic District Overlay. The property was designated a Calvert County Historic District by the Calvert County Board of County Commissioners by a County Resolution in 1992 under case number HD 92-1

Mr. Bass **MOVED** that the Historic District Commission **RECOMMEND** to the BOCC Approval of the Historic Preservation Final Tax Credit Permit application 2019-01 for the work performed to the tobacco barn at Cedar Hill Historic District (CT-35/HD 92-01) submitted by Tom Wolfrum. The cost of work totaled \$14,546.84. The Tax Credit is 25% of that figure, in the amount of \$3,636.71. The HDC's justification for the recommended approval is based upon the applicant's documentation of the payments to the contractor in four (4) checks, in addition to the photographs of the completed work showing very high level of workmanship on the completed job submitted in support of the application.

Mr. Dugan **SECONDED** the Motion. The Motion passed by a unanimous vote.

- 4. Review of Proposed Development Projects:** Staff discussed with the HDC all proposed projects submitted to the department for review. The HDC concurred with staff recommendations and findings.
- 5. Training Minute:** None to Report
- 6. Old Business – Items for Action/Discussion:**
 - A. Condition of Structures within Calvert County Historic Districts:** The condition of structures letters were mailed to the HD property owners.
 - B. Cemetery Protection Ordinance:** None to Report
 - C. Historic Rural Roads:** None to Report
 - D. CLG FY 2018 Grant:** The work on the CLG FY 2018 Grant project is underway. The Guy Hardesty House Historic District is on the list of the Maryland Inventory of Historic Properties for documenting. Jeff Crespi, the owner of the Guy Hardesty House, has also provided old photos of the house.
 - E. CLG FY 2019 Grant Application:** Ms. Uunila expects to receive a response from the Maryland Historical Trust regarding the status of the CLG FY 2019 Grant application in the month of June.
 - F. CLG Underrepresented Community Grant:** The Governor's Committee that reviews the nominations for the National Register unanimously approved the nomination of the six (6) Piscataway sites for the CLG Underrepresented Community Grant.
 - G. BOCC and HDC Report:** The BOCC proclaimed Archeology Month.